

#	ISSUE	DATE
1	PERMIT SET	14 MAY 2021
2	FOR VARIANCE	02 SEPT 2021

REVISION	DATE

PROJECT:
CAIAZZA RESIDENCE
LOT 1.04, BLOCK 13404
35 MORRISTOWN RD.
GILLETTE, NJ 07933

GENERAL INFORMATION

SEAL & SIGNATURE:

WILLIAM E. S. KAUFMAN
N.J. AI 13324

PROJECT NO.: 5448
DRAWING BY: AT
CHK BY: GA
DWG NO.:

G-101.00

ZONING INFORMATION					
LOT:	1.04	ADDRESS:	35 MORRISTOWN RD.		
BLOCK:	13404	MUNICIPALITY:	LONG HILL TOWNSHIP		
LOCAL BUILDING ZONE:	R-2	COUNTY:	MORRIS		
SCOPE: ADD NEW EXTERIOR STAIR TO EXG. RESIDENCE *VARIANCE REQUESTED FOR ACCESSORY SHED & LOT COVERAGE					
REQUIRED	EXISTING	PROPOSED	NET DIFFERENCE	REMARKS	
LOT AREA:	45,000 SF	32,982 SF	NO CHANGE	NO CHANGE	
LOT WIDTH:	150'	169.48'	NO CHANGE	NO CHANGE	
FRONT YARD:	75'	66.6'	NO CHANGE	NO CHANGE	EXG. NON CONFORMING
SIDE YARD:	25' (1 SIDE)	25.1'	NO CHANGE	NO CHANGE	
REAR YARD:	50'	43.7'	NO CHANGE	NO CHANGE	EXG. NON CONFORMING
LOT COVERAGE:	20%	7,194 SF / 32,982 = 21.81%	7,239 SF / 32,982 = 22.23%	INCREASE 45 SF INCREASE 0.42%	*VARIANCE REQUESTED
BUILDING HEIGHT:	2 1/2 STORIES/ 35'	1 STORY/ 20'	NO CHANGE	NO CHANGE	
FLOOR AREA RATIO:	15%	6.3%	NO CHANGE	NO CHANGE	
FLOOR AREA:	1,500 SF	2,065 SF	NO CHANGE	NO CHANGE	
ACCESSORY STRUCTURE HEIGHT:	20'	12.75'	12.75'	NO CHANGE	
ACCESSORY SETBACK:	10' EITHER SIDE	2.4'	NO CHANGE	NON COMPLIANT SETBACK	*VARIANCE REQUESTED

EXISTING LOT COVERAGE SCHEDULE		
COMPONENT	COVERAGE (SF)	REMARKS
EXG. HOUSE	2,065 SF	
EXG. GARAGE	547 SF	
EXG. COVERED PORCHES	510 SF	
EXG. POOL	588 SF	
EXG. POOL PATIO	1,206 SF	
EXG. FRONT WALK	270 SF	
EXG. DRIVEWAY	1,555 SF	
EXG. CONCRETE	72 SF	
EXG. PAVERS	381 SF	
EXISTING LOT COVERAGE TOTAL	7,194 SF	

*NOTE: EXG. SHED (92 SF) OVER 8" CRUSHED STONE AND 2' BEYOND DRIPLINE (NOT INCLUDED IN IMPERVIOUS LOT COVERAGE PER RESIDENTIAL SHEDS LU-134.7)

PROPOSED LOT COVERAGE SCHEDULE		
COMPONENT	COVERAGE (SF)	REMARKS
EXG. HOUSE TO REMAIN	2,065 SF	
EXG. GARAGE TO REMAIN	547 SF	
EXG. COVERED PORCHES TO REMAIN	510 SF	
EXG. POOL TO REMAIN	588 SF	
EXG. PATIO TO REMAIN	1,206 SF	
EXG. FRONT WALK TO REMAIN	270 SF	
EXG. DRIVEWAY TO REMAIN	1,385 SF	
EXG. CONCRETE TO REMAIN	72 SF	
EXG. PAVERS	381 SF	
NEW EXTERIOR STAIR	45 SF	PROPOSED
PROPOSED LOT COVERAGE TOTAL	7,239 SF	

J-9 EXISTING LOT COVERAGE SCHEDULE
SCALE: NTS

J-12 PROPOSED LOT COVERAGE SCHEDULE
SCALE: NTS

H-1 ZONING INFORMATION
SCALE: NTS

BUILDING CHARACTERISTICS			
USE GROUP:	R-5	MAX LIVE LOAD:	40 PSF
CONSTRUCTION TYPE:	5B	RADON TIER LEVEL:	LEVEL 1
VOLUME OF ADDITION:	N/A	FIRST FLOOR AREA:	2,065 SF
AREA OF LARGEST FLOOR:	2,065 SF	TOTAL FLOOR AREA:	2,065 SF

APPLICABLE CONSTRUCTION CODES IN EFFECT:
2018 INTERNATIONAL RESIDENTIAL CODE, NJ EDITION
2017 NATIONAL ELECTRIC CODE
2018 NATIONAL STANDARD PLUMBING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE, RESIDENTIAL
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE

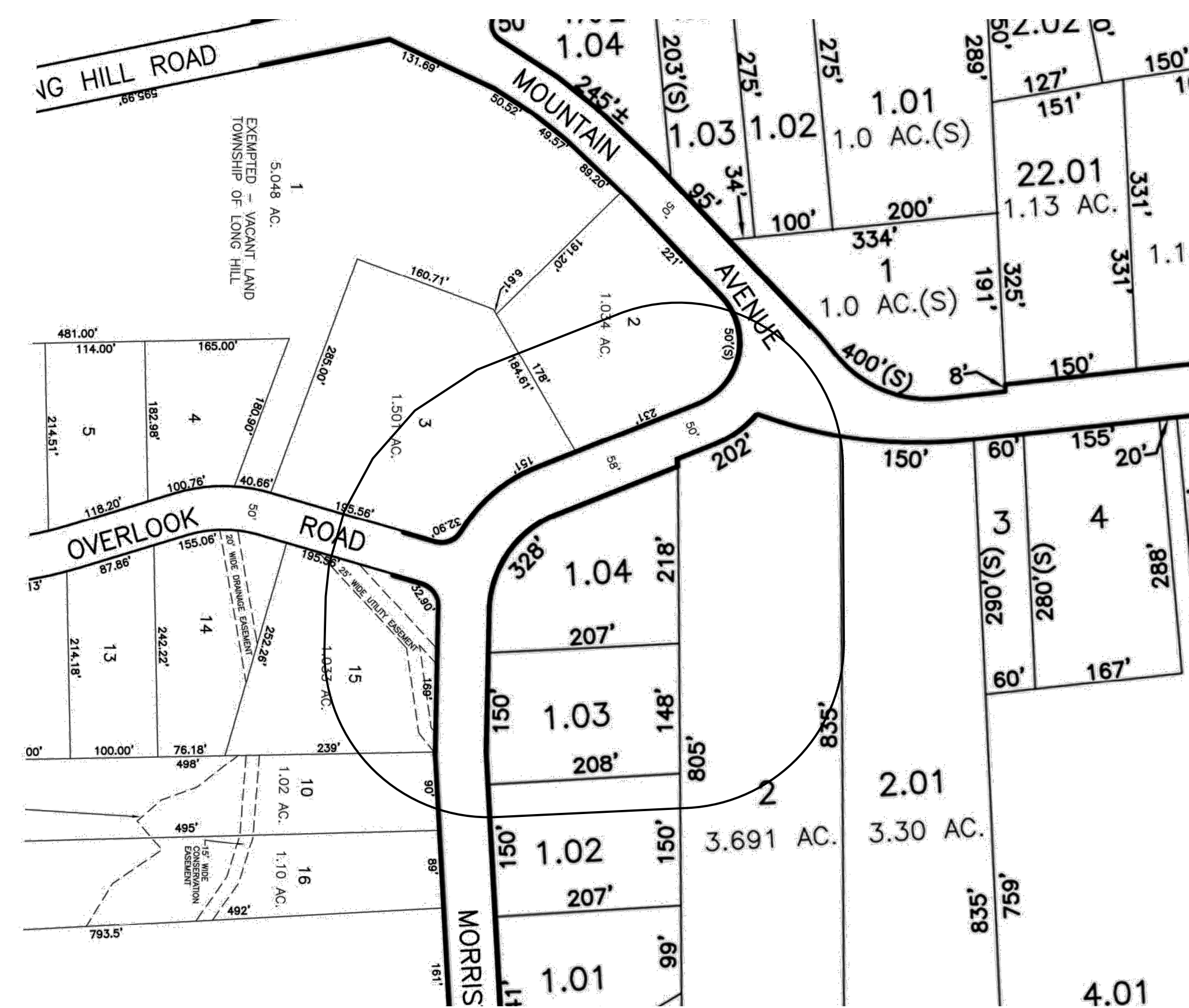
DRAWING LIST	
G-101	GENERAL INFORMATION
A-101	FLOOR PLANS
A-301	SECTIONS
A-901	EXISTING SITE PHOTOS

F-1 BUILDING CHARACTERISTICS
SCALE: NTS

F-3 APPLICABLE CODES
SCALE: NTS

F-5 DRAWING LIST
SCALE: NTS

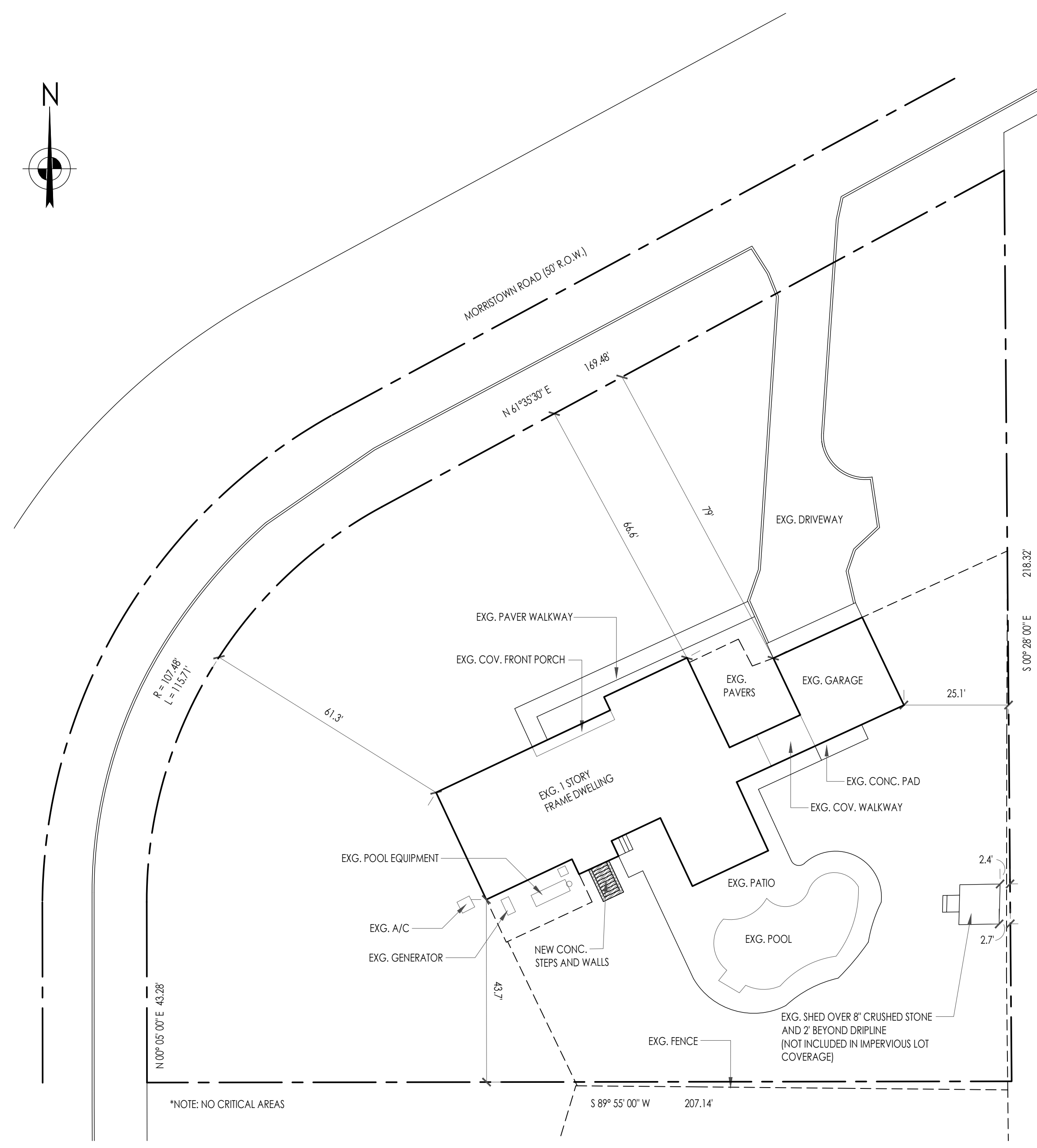
F.O.W.	FACE OF WALL
PILAST.	PILASTER
EQ.	EQUAL
T.O.	TOP OF
B.O.	BOTTOM OF
HD. HT.	HEAD HEIGHT
G.W.B.	GYPHUM WALL BOARD
CONT.	CONTINUOUS
V.I.F.	VERIFY IN FIELD
TYP.	TYPICAL
UN.O.	UNLESS NOTED OTHERWISE
NTS	NOT TO SCALE
FLR.	FLOOR
CLOS.	CLOSET
RM.	ROOM
CL.	CENTERLINE
PDR. RM.	POWDER ROOM
FIN.	FINISHED
CLG.	CEILING
GFI	GROUND FAULT INTERRUPTER
IN CAB.	IN CABINET
BEL. CAB.	BELOW CABINET
ABV. CAB.	ABOVE CABINET



A-1 TYPICAL ABBREVIATIONS
SCALE: NTS

A-3 PROPERTIES WITHIN 200' OF PROPOSED WORK
SCALE: 1" = 100'

A-9 PROPOSED SITE PLAN
SCALE: 1" = 30'



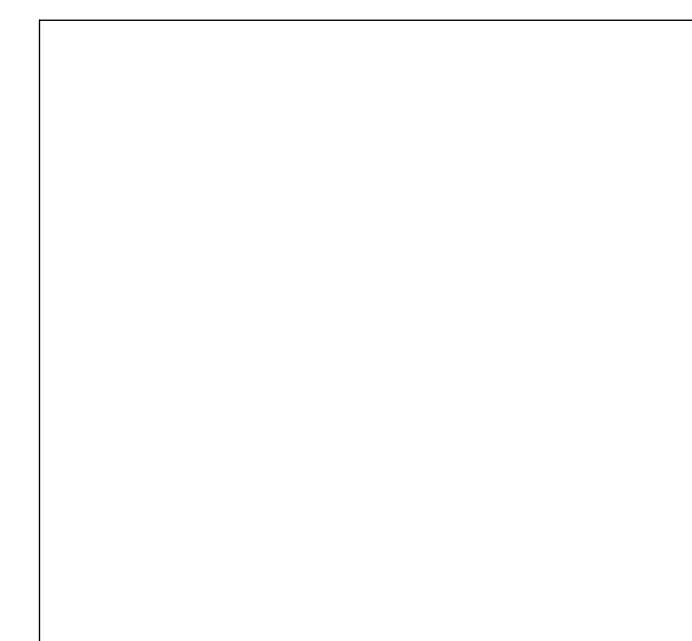


WESKETCH
ARCHITECTURE, INC.

1932 LONG HILL ROAD, MILLINGTON, NJ 07946
TEL : 908 . 647 . 8200 FAX : 908 . 626 . 9197
EMAIL : INFO @ WESKETCH.COM

#	ISSUE	DATE
1	PERMIT SET	14 MAY 2021
2	FOR VARIANCE	02 SEPT 2021

REVISION	DATE



PROJECT:
CAIAZZA RESIDENCE
LOT 1.04, BLOCK 13404
35 MORRISTOWN RD.
GILLETTE, NJ 07933

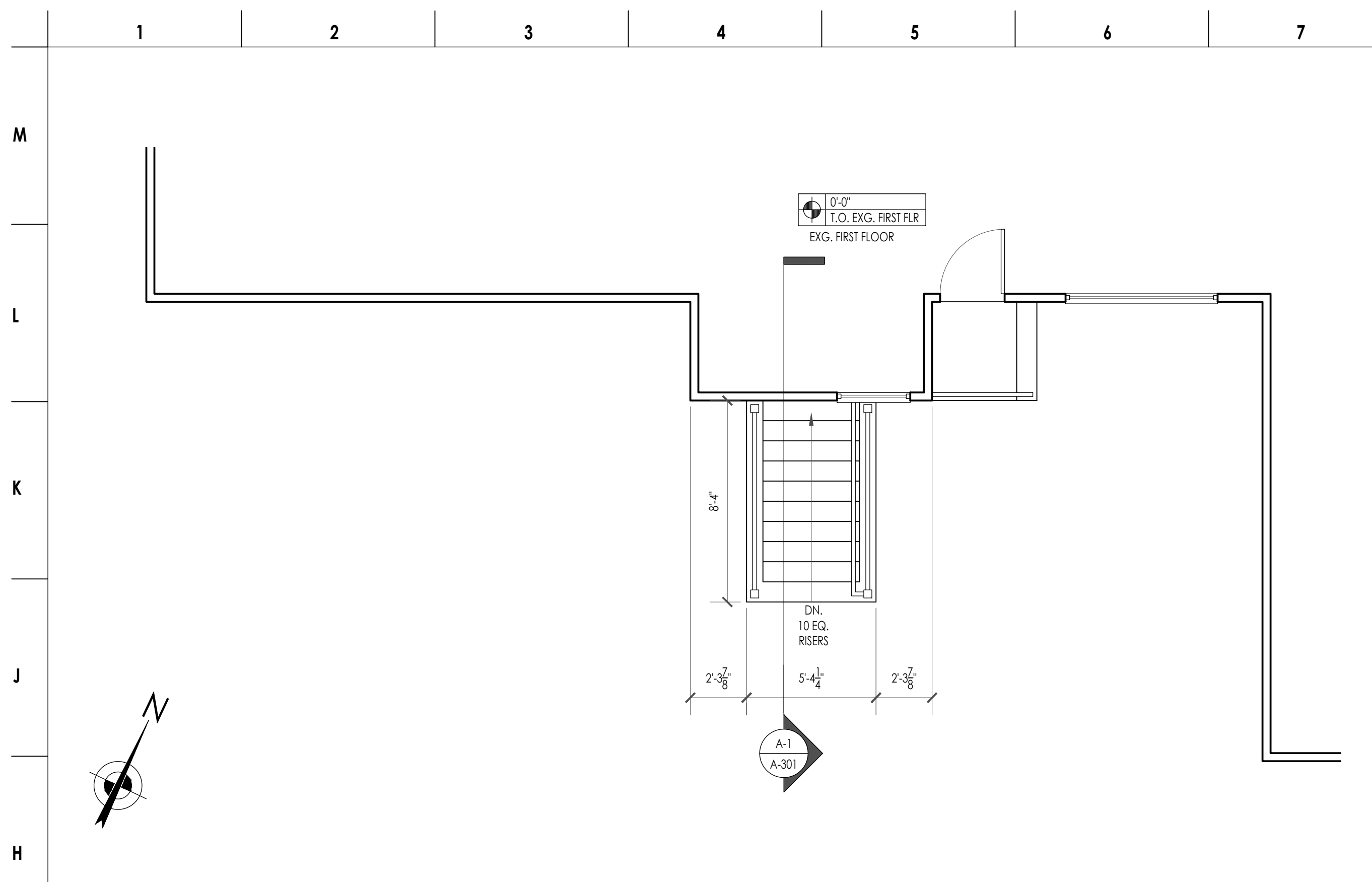
FLOOR PLANS

SEAL & SIGNATURE:

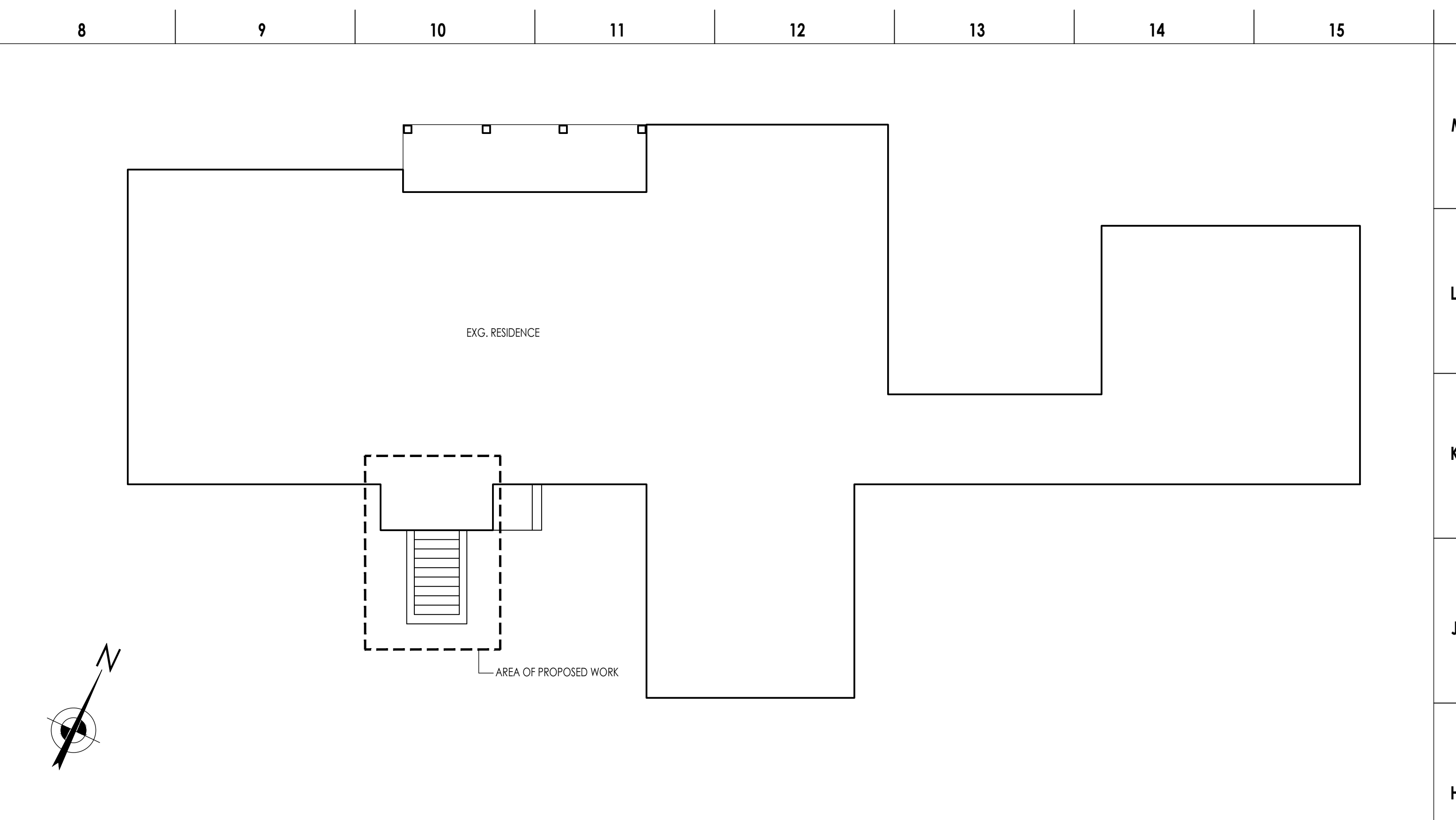
WILLIAM E. S. KAUFMAN
N.J. AI 13324

PROJECT NO.: 5448
DRAWING BY: AT
CHK BY: GA
DWG NO.:

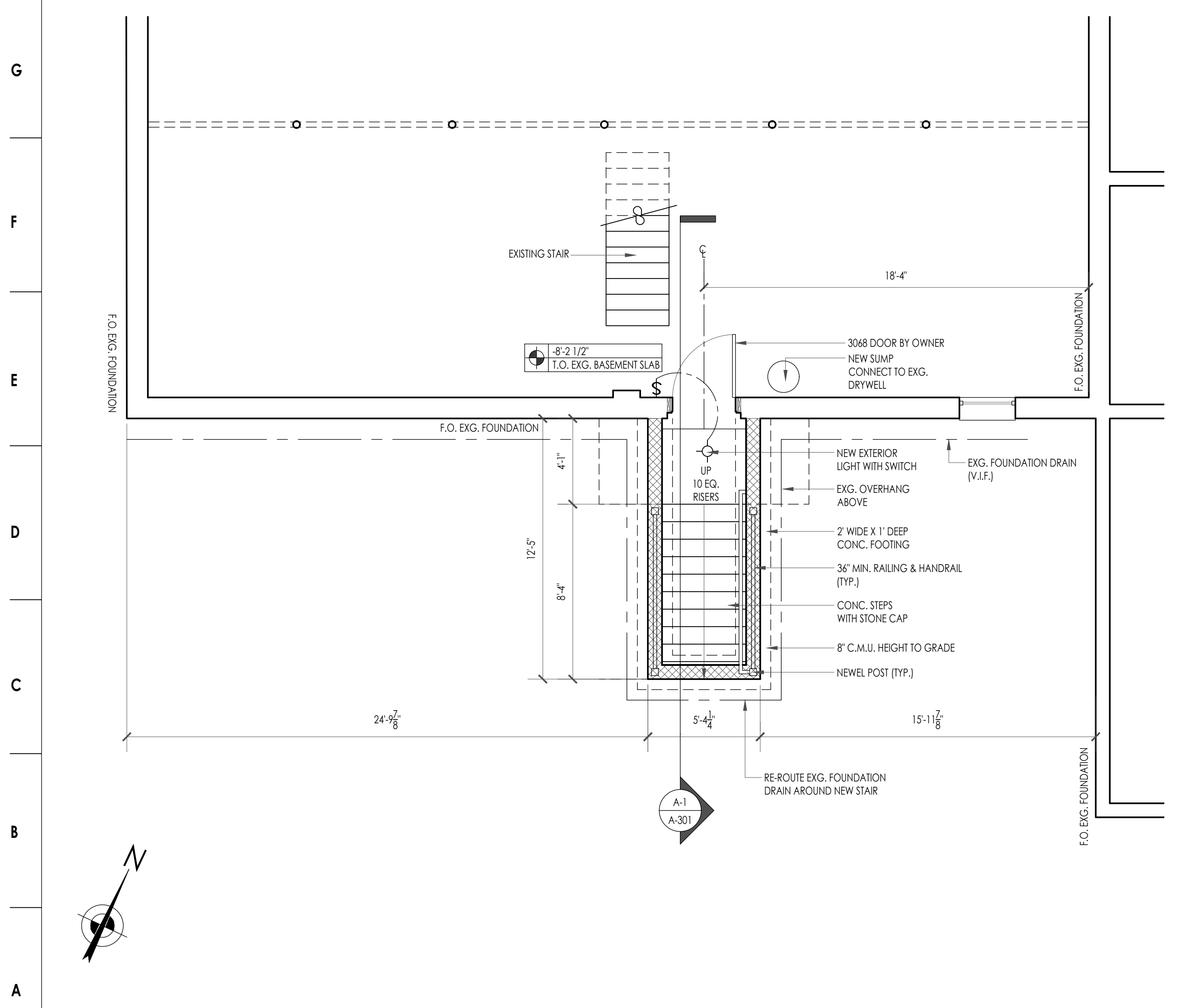
A-101.00



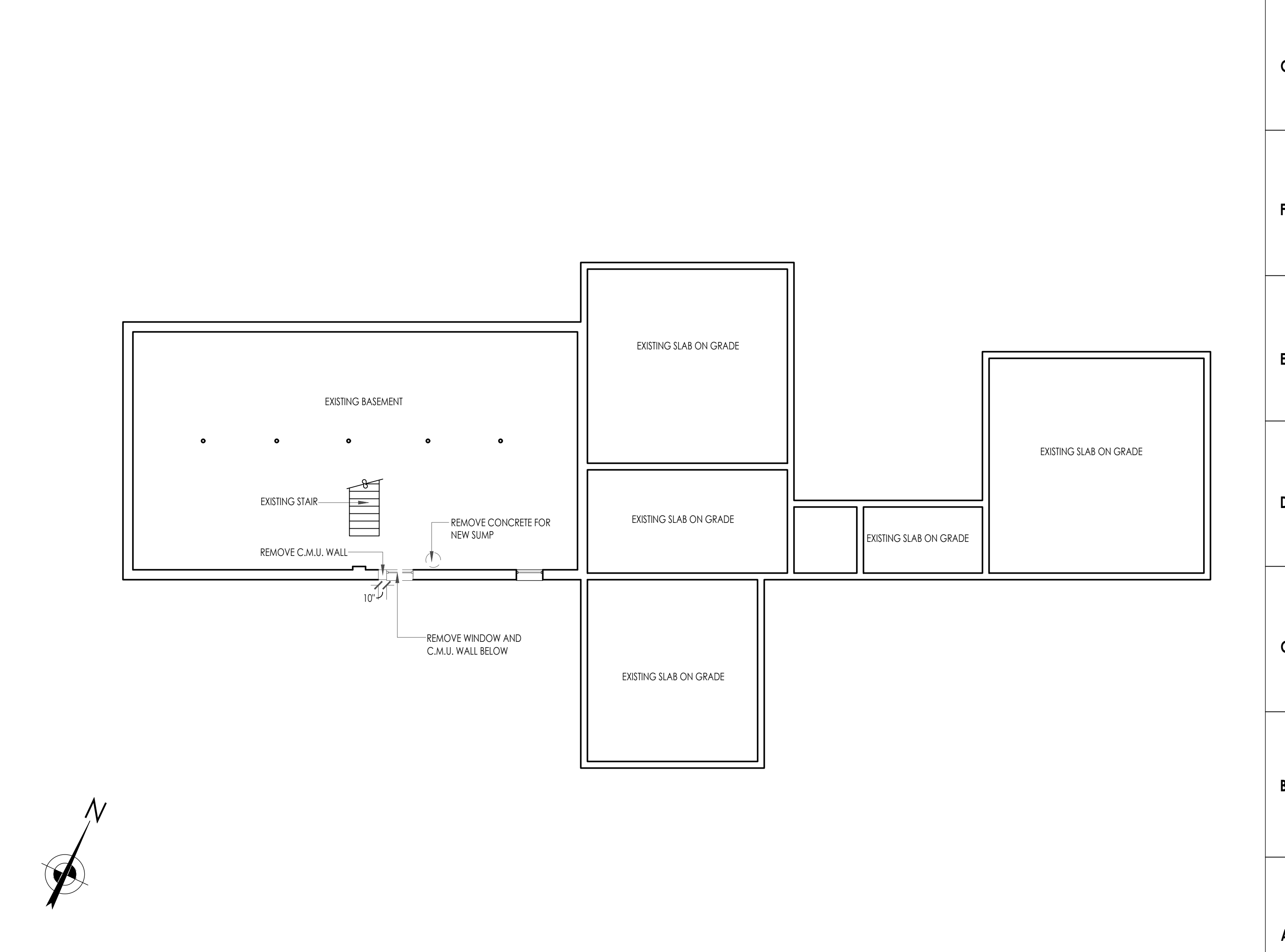
H-1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'



H-8 KEY PLAN
SCALE: 1/8" = 1'



A-1 BASEMENT FLOOR/FOUNDATION PLAN
SCALE: 1/4" = 1'



A-8 BASEMENT FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'



WESKETCH
ARCHITECTURE, INC.

1932 LONG HILL ROAD, MILLINGTON, NJ 07946
TEL : 908 . 647 . 8200 FAX : 908 . 626 . 9197
EMAIL : INFO @ WESKETCH.COM

#	ISSUE	DATE
1	PERMIT SET	14 MAY 2021
2	FOR VARIANCE	02 SEPT 2021

REVISION	DATE

PROJECT:
CAIAZZA RESIDENCE
LOT 1.04 , BLOCK 13404
35 MORRISTOWN RD.
GILLETTE, NJ 07933

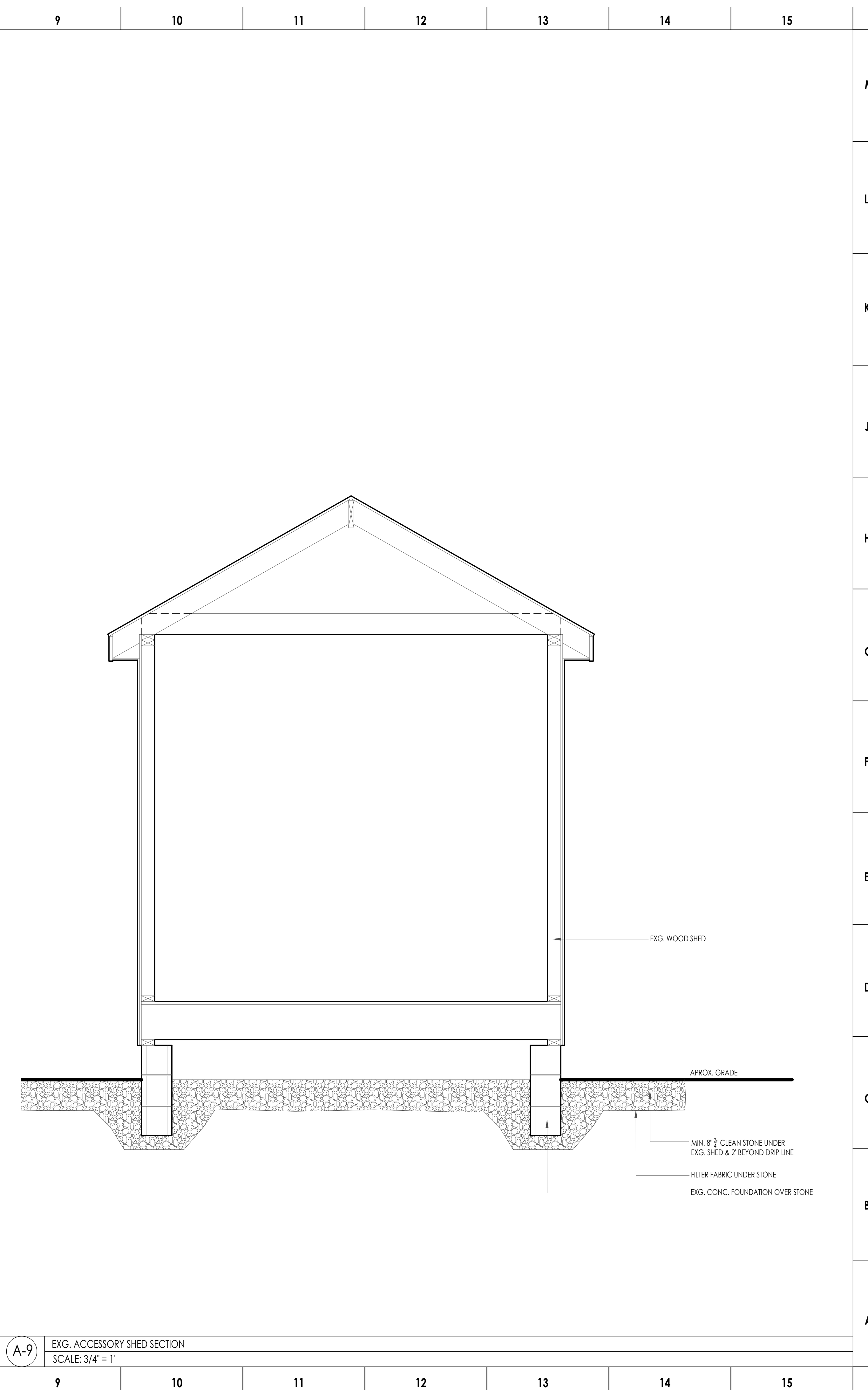
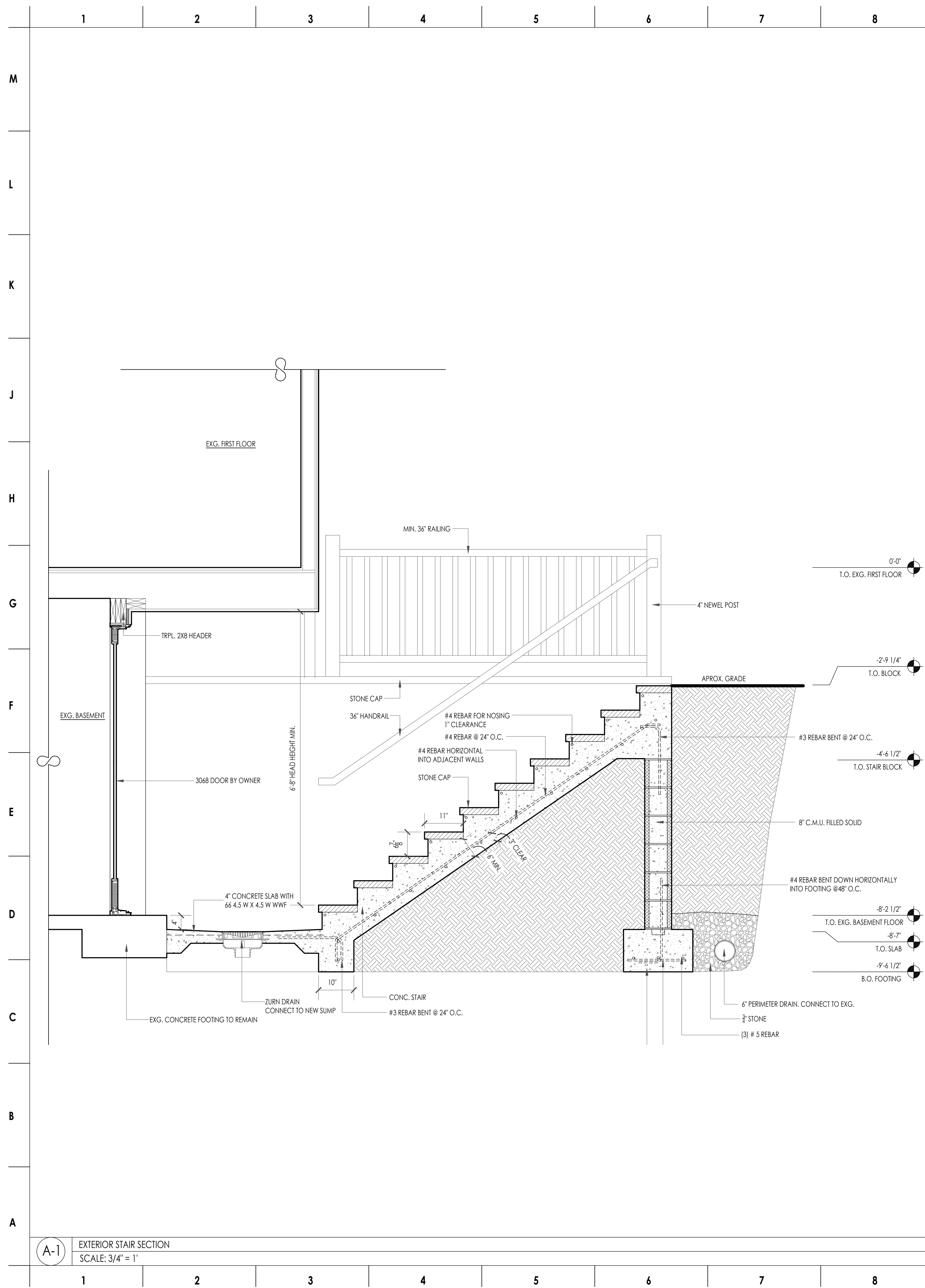
SECTIONS

SEAL & SIGNATURE:

WILLIAM E. S. KAUFMAN
N.J. AI 13324

PROJECT NO.: 5448
DRAWING BY: AT
CHK BY: GA
DWG NO.:

A-301.00



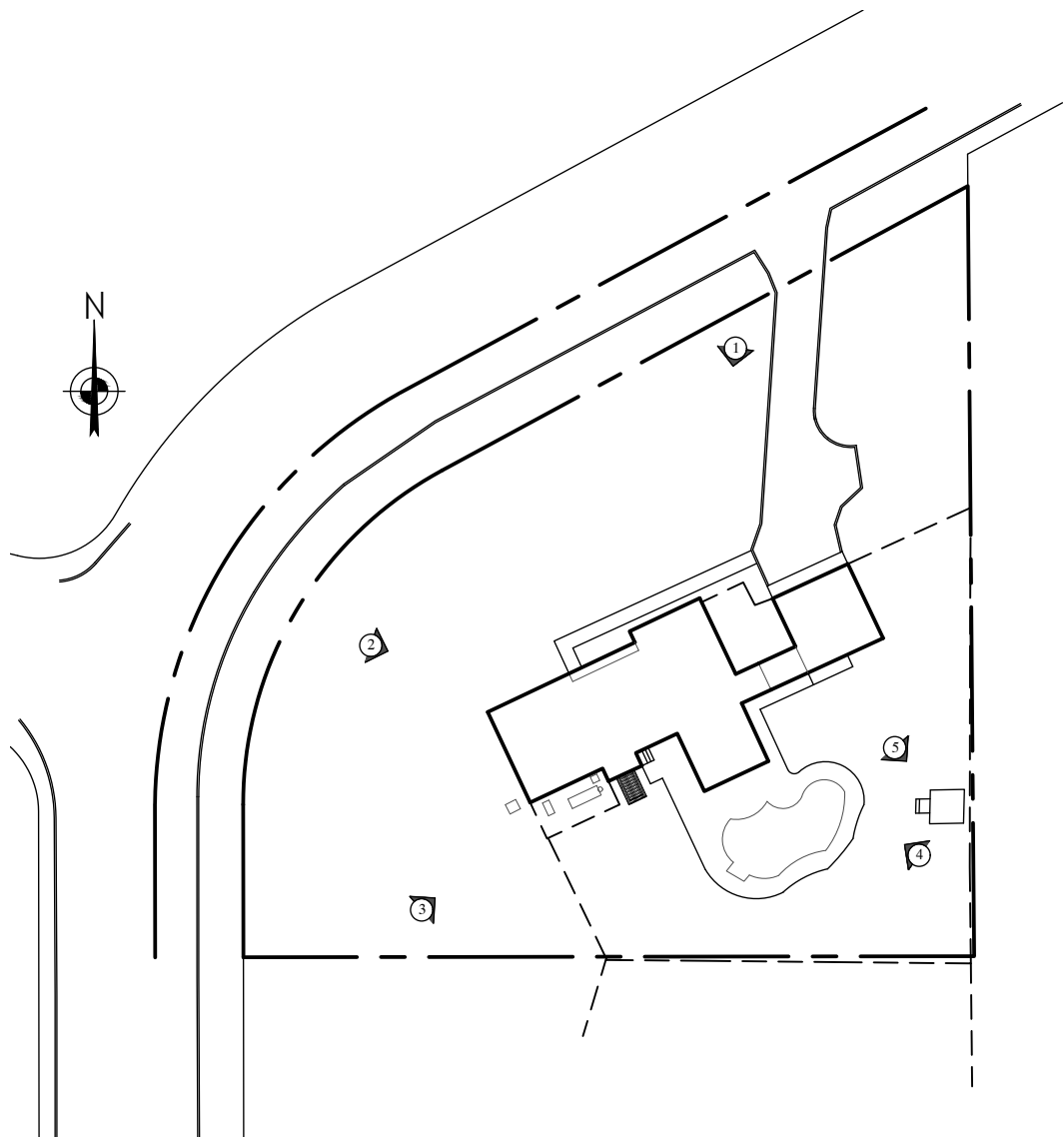


1 PICTURE 1 FRONT LEFT VIEW (MORRISTOWN RD)
SCALE: NTS



2 PICTURE 2 FRONT RIGHT VIEW (MORRISTOWN RD)
SCALE: NTS

WESKETCH
ARCHITECTURE, INC.
1932 LONG HILL ROAD
MILLINGTON, NJ 07946
TEL: 908 . 647 . 8200
FAX: 908 . 626 . 9197
EMAIL: INFO@WESKETCH.COM



4 SITE PLAN
SCALE: NTS



3 PICTURE 3 SIDE VIEW (MORRISTOWN RD)
SCALE: NTS



5 PICTURE 4 REAR VIEW
SCALE: NTS



6 PICTURE 5 REAR SHED VIEW
SCALE: NTS

NJ AI 13324
WILLIAM E.S. KAUFMAN

**CAIAZZA
RESIDENCE**

LOT 1.04 & BLOCK 13404
35 MORRISTOWN RD.
GILLETTE, NJ 07933

PROJECT # 5448
DRAWN BY: AT
DATE: 02 SEPT. 2021
SCALE: NTS

A-901.00